



MERRIFIELD

LEASE OR SALE

LOT 703, 200 DONNYBROOK ROAD, MICKLEHAM | INFORMATION MEMORANDUM

LEEDWELL.

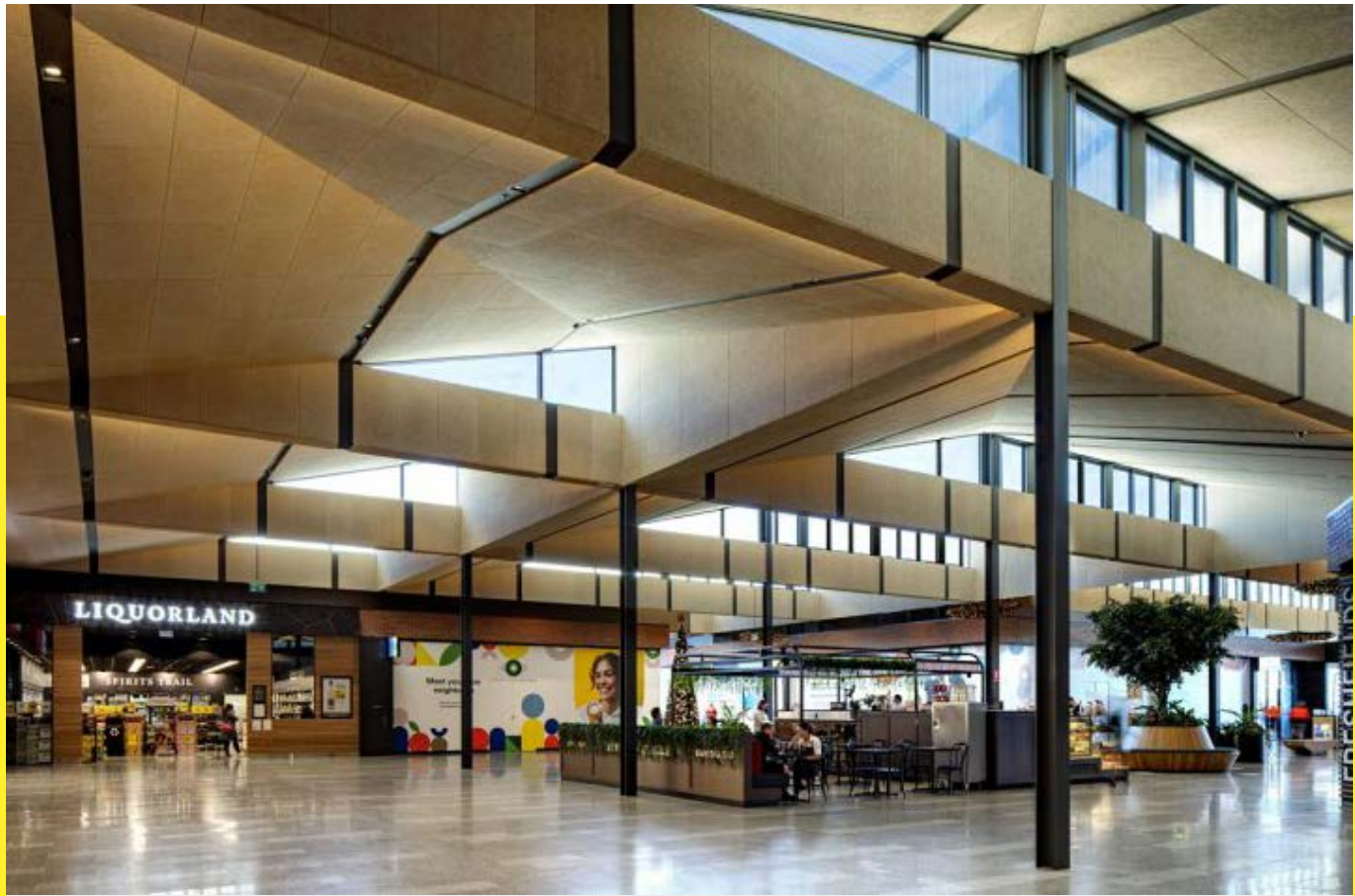
Opportunity

Leedwell Property are pleased to offer for lease or sale Lot 703, 200 Donnybrook Road, Mickleham (the Property), a strategic corner pad site situated in the heart of Merrifield, in Melbourne’s northern growth corridor, anchored by Bunnings.

Positioned on a highly exposed corner allotment in Mickleham, the Property provides an unrivalled opportunity to secure a strategic site not previously offered before. With Bunnings due for completion in October 2022 and adjoining the thriving Coles anchored Merrifield City Shopping Centre, the opportunity for growth is boundless.

The Property is being offered by way of an Expressions of Interest campaign for sale or lease, Thursday 2nd December at 3:00pm (AEDT).

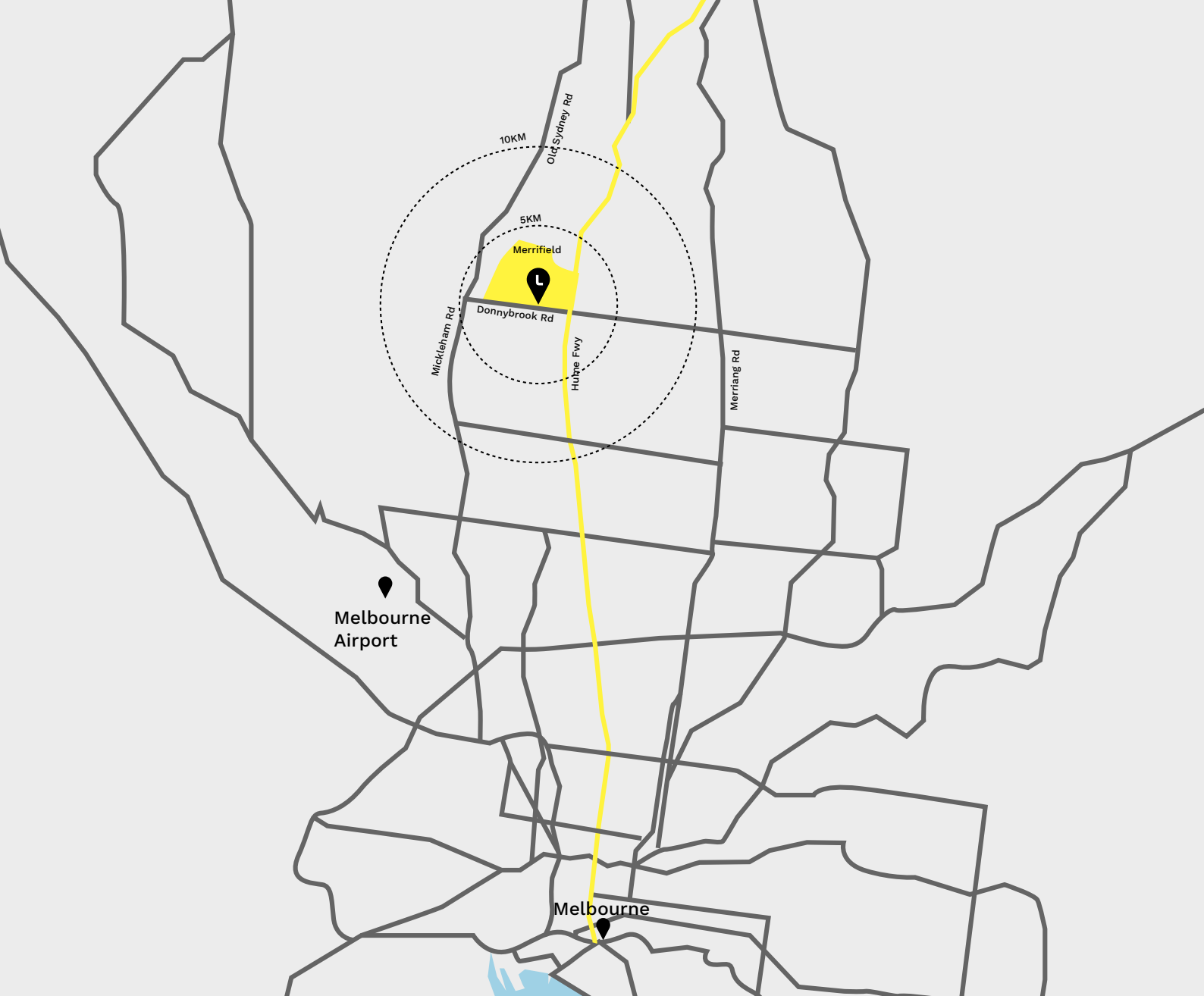
To obtain further information, or to arrange an inspection, please contact the exclusive agents.



Executive Summary

Address	Lot 703, 200 Donnybrook Road, Mickleham, VIC 3064
Location	The Property is located alongside the Merrifield City Centre which is incorporated within the broader 900-hectare Merrifield mixed-use master planned community in the booming northern corridor of Melbourne, the largest of its kind in Victoria.
Site Area	2,004sqm*
Availability	October 2022*
Zoning	Comprehensive Development Zone - Schedule 2 ("CDZ2")
Local Government Area	City of Hume
Transaction Type	Freehold or Leasehold (top or ground lease) both considered

* All figures reference herein are approximate only.



The Location

The Property represents an exceedingly rare opportunity to acquire an unparalleled position of on what is arguably Mickleham’s most strategic corner site.

The Property is positioned at the gateway of the new Bunnings development, on the north-east corner of Donnybrook Road and Aitken Boulevard in the heart of Merrifield.

Merrifield is Victoria’s largest master planned mixed-use community located in Mickleham, within Melbourne’s northern growth corridor. Mickleham is a suburb of Melbourne 29 km north of Melbourne’s central business district, its local government area is the City of Hume.

- Key Location Highlights
- Anchored by a brand new 12,300* Bunnings Warehouse
 - Adjoining the 7,000sqm (Stage 1) Coles anchored Merrifield City Shopping Centre
 - High profile corner site at the intersection of two arterial routes, Donnybrook Road and Aitken Boulevard
 - 83 metres* of wrapping corner frontage
 - 1.8 kilometres* west of the Hume Freeway
 - 3.5 kilometres* east of Mickleham Road

Site Details

Property	Lot 703, Merrifield
Address	200 Donnybrook Road, Mickleham, VIC 3064
Plan	MAB to provide title details
Site Area	2,004sqm*
Availability	October 2022*
Transaction Type	Freehold or Leasehold (top or ground lease) both considered
Local Government Area	City of Hume
Zoning	Comprehensive Development Zone - Schedule 2 ("CDZ2")

Planning Objectives:

- To provide for a range of uses and the development of land in accordance with a comprehensive development plan incorporated in the planning scheme.
- To provide for the development of an integrated, contemporary employment node.
- To provide for the comprehensively planned development of land, in a way that has efficient linkages with nearby existing and planned urban land.
- To provide for the orderly planning and development of new roads and other physical infrastructure, to complement existing and proposed road networks, and to provide ease of access into and out of the area.
- To provide for the use and development of land generally in accordance with the Merrifield Comprehensive Development Plan, Development Co-ordination Plan and relevant Precinct Concept Plans.
- To protect and conserve areas of environmental and heritage significance.
- To encourage the development of a high amenity business park with high standards of building design in attractively landscaped streetscapes.



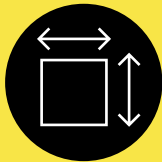


Merrifield

Merrifield is a 900 hectare* masterplanned, mixed-use community which offers a new way of thinking about the urban lifestyle, a vision of a new northern metropolitan centre offering unequalled amenity, opportunity, and ease of living.

At it's heart, the Merrifield City Centre is set to become a true destination in Melbourne's north, a carefully crafted city buzzing with cafes and shops and employment nodes, amidst a rapidly expanding residential community.

Merrifield also offers the community expansive amenity including parkland, waterways and sporting/recreational facilities.



165 hectares*
City Centre



5x the size of the
Melbourne CBD



25,000*
residents



Over 30,000*
projected jobs

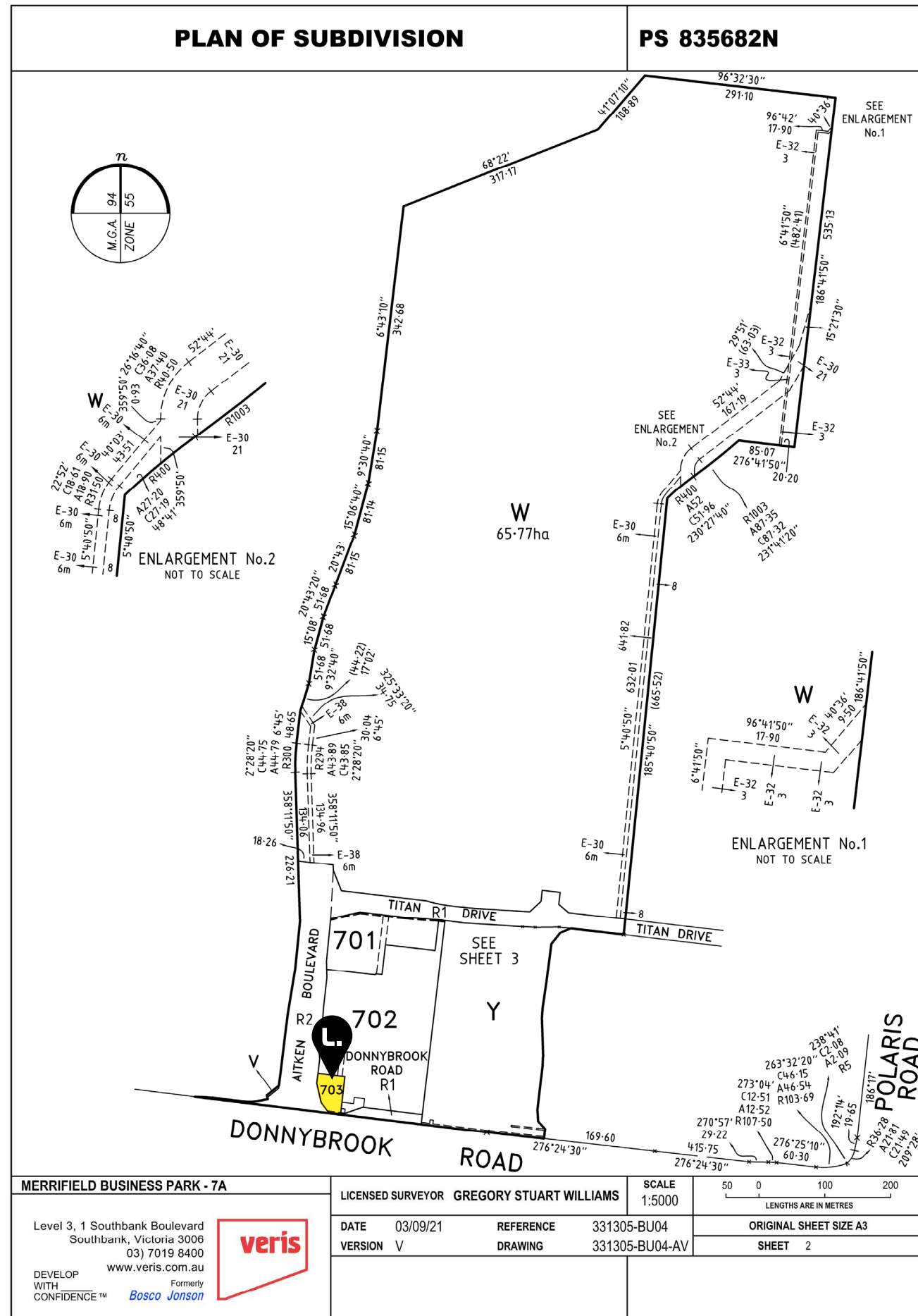


120 hectares* of
landscaped parks,
sporting fields,
open spaces and
waterways



3 schools





Expression Of Interest Process

Lot 703, 200 Donnybrook Road, Mickleham is being offered for either sale or lease by way of an Expressions of Interest campaign closing on Thursday 2nd December at 3:00pm (AEDT).

Expressions of Interest are not required to be lodged in any prescribed form, however as a minimum, must include the following information:

1. Preferred method of tenure;
 - a. Freehold
 - b. Leasehold
 - i. Top lease
 - ii. Ground lease
2. Name of the interested party and any details of the holding company or entity if the interested party is a subsidiary of part of that group of companies.
3. Proposed terms, either;
 - a. The purchase price, together with proposed deposit, settlement and any conditions of purchase, including internal and external approval processes; or
 - b. The base rent, together with proposed lease term (including options), rent review structure (annual increases and market review), guarantees and any conditions including incentives, Lessor works and any internal and external approval processes.

Due Diligence

Access to the due diligence information can be provided upon request to Leedwell Property. Interested parties should seek independent financial, taxation, accounting, legal and other advice when reviewing this information memorandum and the due diligence material.

Inspections

An inspection of the property is highly recommended and can be arranged by appointment with Leedwell Property.



To discuss this fantastic opportunity further, please call one of our experts.



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